

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	26 Balmoral Drive, Parkdale Vic 3195
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,285,000	House	X	Unit		Suburb	Parkdale
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

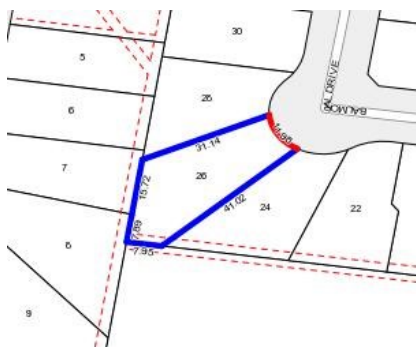
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	34 Mount View Av PARKDALE 3195	\$1,260,000	03/05/2018
2	52 Davey St PARKDALE 3195	\$1,170,000	24/03/2018
3	18 Edmond St PARKDALE 3195	\$1,105,000	19/05/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3
  1
  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 691 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2018: \$1,285,000

Comparable Properties



34 Mount View Av PARKDALE 3195 (REI)

Agent Comments

 3
  1
  3

Price: \$1,260,000

Method: Sold Before Auction

Date: 03/05/2018

Rooms: -

Property Type: House (Res)



52 Davey St PARKDALE 3195 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$1,170,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 728 sqm approx



18 Edmond St PARKDALE 3195 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,105,000

Method: Private Sale

Date: 19/05/2018

Rooms: -

Property Type: House

Land Size: 646 sqm approx